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GHG bylaw goes forward despite opposition

Following a Public Hearing attended by 60 people on April 29, North Pender Trustees decided to push forward at once with Second and Third Reading of bylaw 182, following wording changes. Following the Hearing, Trustee Steeves said that he was not going to be railroaded by the Rewrite Bylaw 182 lobby.

Trustees did not read the letters submitted to the binder during the Hearing before proceeding to considering the bylaw for 2nd and 3rd Reading. Twenty letters were in the binder before the Hearing.

Changes

Participants in the April 29 Public Hearing had asked for the wholesale removal of both Goal 18 and clause 7.4.7 (see Box, right). Trustee Masselink was adamant that he would not remove Goal 18. Involved discussion followed. The possibility of holding another LTC meeting to discuss the changes to the bylaw was brought up. However Trustee Masselink insisted that any changes to the bylaw be completed that afternoon. Subsequently amending wording was attached to Goal 18 (see italics in Box).

Trustee Steeves was not in favour of removing 7.4.7 and the words '*in order to provide for affordable dwelling units and*' were inserted.

Opposition to Changes

Subsequently, those opposed to the bylaw insist that the wording changes do not satisfy the points raised at the meeting. The wording changes only intensify the possibility of presenting loopholes for developers insensitive to the rural nature of the Island, particularly through Goal 18.

Goal 18, with the inclusion of density transfer in the North Pender OCP at a later date, would increase the

potential for housing on commercial property.

Pender Islanders have previously demonstrated opposition to a corporately owned 'village centre' during bylaw 141, which was defeated in 2004.

(Last November, the density transfer 'tool' was introduced by planner Kojima as one of the measures which could be included in bylaw 182 but this was turned down by trustees 'for the time being'.)

The addition of 'affordable housing' to 4.7.4, which applies to all 'commercial designations,' does nothing to

stop the possibility of residential units in C2 and C3 visitor accommodations zones.

At the LTC Meeting, both Trustees Masselink and Steeves vehemently expressed their hurt at public opposition to bylaw 182.

The bylaw is now before Trust Executive which will consider it on May 18. Letters to Trust Executive must be received by May 13. ✉

Points Of Issue

4. Section 1.2 (Goals) is amended by inserting a new Goal (18) as follows:

"18) To encourage a more compact, complete and connected community, *in a manner that ensures that overall development potential and density are not increased unless authorized elsewhere in the plan.*"

4.7.4 The Local Trust Committee may consider amending policies, zoning and development permit area provisions to allow for second-storey residential dwelling units in commercial designations *in order to provide for affordable dwelling units and* to encourage residences closer to services and amenities in appropriate locations and with appropriate regulation.

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